

APPENDIX 3 - REVISED FINANCIAL SUMMARY FOLLOWING CAPITAL REVIEW

(based on recommended option 3)

Inflation added to previous figures as follows:-

Construction costs	25% uplift to time of capital review, plus further 10% per annum to predicted tender date (1.25x1.1 = 1.375)
Staff costs	Unchanged
Fees	Unchanged (fixed consultant costs under term contract)
Investigation	Unchanged (work within budget)

Project Costs	Up to Gateway 3/4		Gateway 4 to 5	Gateway 5 to 6	Previous Project Total	Inflation	Inflated Total
	Approved	Actual Spend	Estimated	Estimated	Estimated	Multiplier	
Staff Costs	6,000	6,000	14,000	21,000	41,000	1.000	41,000
Professional Fees	6,000	6,000	30,000	22,000	58,000	1.000	58,000
Investigations/Trials			75,000		75,000	1.000	75,000
Consultation/Statutory Fees			10,000		10,000	1.000	10,000
Works				1,600,000	1,600,000	1.375	2,200,000
Stage Totals	12,000	12,000	129,000	1,643,000	1,784,000	A	2,384,000
Costed Risk Provision					200,000	B	240,000
Total Project Cost (including CRP)					1,984,000	A+B	2,624,000
					(approximately £2M)		